

FARMINGTON CITY PLANNING COMMISSION

Thursday, June 12, 2008

PLANNING COMMISSION STUDY SESSION

Present: Chairman Kevin Poff, Commission Members John Bilton, Steve Andersen, Craig Kartchner, Assistant City Planner Glenn Symes, and Recording Secretary Kami Mahan.

Chairman Poff began discussion at 6:31 p.m. The following items were reviewed:

(Agenda Item #1): Minutes

The Commission reviewed the minutes of the Planning Commission meeting held May 29, 2008. Several corrections/additions were made.

Chairman Poff requested that staff reports be included in the Commission packets.

(Agenda Item #3): Greg Bell - (Public Hearing): Consideration of an application to amend Chapter 19 Commercial Mixed Use (CMU) of the Zoning Ordinance regarding the maximum number of stories allowed. The applicant is requesting an increase from three stories to four stories while maintaining the maximum allowable height of 55 feet (ZT-05-08).

Glenn Symes reviewed this Agenda Item and clarified several issues. The Commission discussed the height of the roof of the proposed hotel, and the purpose of the three story limit. The possibility of setting a precedent was discussed. It was noted that requiring a pitched roof could cause the applicant to request additional stories.

The original intent of the ordinance in having the three story and 55 foot limit was discussed. The Commissioners expressed the need to keep a consistent look and feel in the CMU zone.

[**Rick Wyss** arrived at the meeting at 6:45 p.m.]

It was explained that the applicant will be proposing a hotel with a flat roof and cornices. **John Bilton** raised the issue of the prohibition of flat roofs in the zoning ordinance, which was discussed. The potential visibility and appearance of the hotel was also considered.

(Agenda Item #4): Farmington City - Update of recent changes made to Chapter 39 of the Zoning Ordinance regarding Historic Buildings and Sites (ZT-11-08).

Chairman Poff said this ordinance was included in the packet to provide extra time for review before the Commissioners had to make any decisions.

The meeting adjourned at 7:01 p.m.

PLANNING COMMISSION REGULAR SESSION

Present: Chairman Kevin Poff, Commission Members John Bilton, Rick Wyss, Steve Andersen, Craig Kartchner, Assistant City Planner Glenn Symes, and Recording Secretary Kami Mahan.

Chairman Poff called the meeting to order at 7:02 p.m. **Steve Andersen** offered the invocation.

APPROVAL OF MINUTES (Agenda Item #1)

The minutes of the May 29, 2008, Planning Commission meeting were reviewed during the study session.

Motion

Steve Andersen moved to approve the minutes of the Planning Commission meeting held May 29, 2008, with changes as noted. The motion was seconded by **Craig Kartchner**, and was approved unanimously.

CITY COUNCIL REPORT (Agenda Item #2)

Glenn Symes reported the proceedings of the City Council meeting held on June 3, 2008. He covered the following item:

- The City Council approved the Modified Final Plat for the Village at Old Farm, reducing Phase 2A to six lots, and approving 2B as originally proposed.

(PUBLIC HEARING): GREG BELL - CONSIDERATION OF AN APPLICATION TO AMEND CHAPTER 19 COMMERCIAL MIXED-USE (CMU) OF THE ZONING ORDINANCE REGARDING THE MAXIMUM NUMBER OF STORIES ALLOWED. THE APPLICANT IS REQUESTING AN INCREASE FROM THREE STORIES TO FOUR STORIES WHILE MAINTAINING THE MAXIMUM ALLOWABLE HEIGHT OF 55 FEET (ZT-05-08). Agenda Item #3)

Chairman Poff introduced this Agenda Item, and **Glenn Symes** explained the

applicant's request for a change in the number of stories allowed. The request did not include a change in the maximum height. **Mr. Symes** displayed an overhead zoning map of the area, and pointed out the location of the proposed hotel. **Chairman Poff** invited the applicant to address the Commission.

Greg Bell explained a brief history of this proposal, and said a hotel in the area would affect the entire city. He clarified the proposed location of the hotel. He said they are proposing four stories, at 45 feet in height with a flat roof. They are requesting a text amendment maintaining the same height limit, which would accommodate the current proposed building but not do damage to the spirit of the zone.

Dharmesh Ahir, Evanston, Wyoming, said he has been in the hotel business since 1996 and currently operates five hotels. He would like to open a Hampton Inn or Hampton Inn and Suites, with approximately 75 rooms. The Hampton Inn franchise has approved the site. They would like to do a four story hotel in order to have freeway visibility.

The Commission questioned **Mr. Ahir** regarding the visibility of utilities for the business. **Mr. Ahir** explained that each room will have its own air conditioning unit which will be disguised by decorative grillwork. He distributed copies of hotel elevations with dimension heights and figures. He said there would be nothing on top of the roof.

John Bilton pointed out that flat roofs are prohibited within the zone, and expressed concern for the appearance of the structure. **Mr. Ahir** was informed that this issue may come up later in the approval process, and he stated that if the request for a flat roof was denied, he would need to request additional height.

Steve Andersen commented on the upscale nature of the project.

The Commissioners examined the elevation prints.

Public Hearing Opened

Chairman Poff opened the meeting to a public hearing at 7:20 p.m. There were no comments.

Public Hearing Closed

Chairman Poff closed the public hearing, and turned the matter over to the Commission for discussion.

The Commission discussed the possibility of granting a variance rather than amending the

zone text. **Glenn Symes** said that granting a variance requires showing a hardship, which is probably not warranted in this case. **Greg Bell** said the hardship issue was raised with the City Planner, who rejected this possibility.

Chairman Poff pointed out that maintaining the building height probably negates the importance of how the building is divided. He expressed concern with the visibility of the hotel in relation to the surrounding buildings. The Commission discussed a small home near the proposed hotel. The home is zoned “Business Park.”

The Commission discussed possibly amending the text to delete the stories limitation but keeping the maximum height at 55 feet. **Chairman Poff** said that visibility of buildings has historically been a significant issue. The intent of the language of the zone text was discussed.

Dharmesh Ahir said that Hampton Inn would not be interested in building in Farmington if a limitation of three stories was imposed. Hampton’s protocol is to distinguish itself by being just ahead of the lodging industry in the number of stories it builds. Hampton is the number one choice for investors such as himself because the investment return is much greater than with any other hotel chain.

Mr. Ahir was informed that items of concern raised by the Commission would be addressed when a site plan proposal is presented.

Motion

Steve Andersen moved to recommend maintaining the requirement of a maximum 55 foot building height, but removing the zoning text language restricting the height to three stories. **John Bilton** seconded the motion, which passed unanimously.

Findings:

1. The number of stories is unimportant, provided the maximum height is observed.
2. The zone still prohibits flat roofs.
3. It would be wise to receive feedback from City Staff regarding the definition of “flat roof.”

There was a brief discussion on the intent of the zone text, the need to clarify the definition of “flat roofs,” and precisely what constitutes a pitched roof. **Glenn Symes** said these issues will be reviewed by City Staff, and **Chairman Poff** suggested that this be done prior to consideration by the City Council.

FARMINGTON CITY - UPDATE OF RECENT CHANGES MADE TO CHAPTER 39 OF THE ZONING ORDINANCE REGARDING HISTORIC BUILDINGS AND SITES (ZT-11-08). (Agenda Item #4)

Chairman Poff introduced this item, and said that the ordinance was included in the packet in order for the Commission to have two additional weeks to review the changes. He commented that procedural issues have been clarified, and asked **Glenn Symes** what issues the Commission should focus on. **Mr. Symes** said that text language should be considered.

Mr. Symes said the most recent changes to the historic ordinance by Attorney Neil Lindberg were contained in the Commission packet, and that the June 6, 2008, memorandum from Mr. Lindberg summarized these changes in a newer, easier to read version.

In response to a request from **Steve Andersen**, **Mr. Symes** listed the most significant changes in the ordinance, including procedures for registry designation, demolition, relocation, appeals, undue hardship, ordinary maintenance, deterioration, and definitions.

Chairman Poff explained that no action would be taken on the ordinance at this meeting. He asked Historic Preservation representative **Alysa Revell** if the ordinance met with their Commission's approval, and she said that it did.

Glenn Symes said there are still six main issues to be addressed, the most significant of which is the standard of review for appeals. He clarified several of the state and legal issues involved.

A correction was made on Page 11 of the ordinance:

1. Section (vii) (d.) should read "Whether the resource is *one of* the last remaining examples..."

Chairman Poff also asked for clarification regarding Section (vii) (g.) of the ordinance, and **Glenn Symes** said the meaning of this portion would be reviewed.

MISCELLANEOUS, CORRESPONDENCE, ETC. (Agenda Item #5)

There were no items to discuss.

ADJOURNMENT

Craig Kartchner moved to adjourn. **Rick Wyss** seconded the motion, which passed unanimously. The meeting adjourned at 7:40 p.m.

Kevin Poff, Chairman
Farmington City Planning Commission